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NOTIFICATIONS BY GOVERNMENT

— X —

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(11)

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL ZONE (MAJOR PART) AND CENTRAL SQUARE ZONE (MINOR PART) TO MANUFACTURING USE ZONE TO ESTABLISHMENT OF RICE HUB PROJECT BY TSIIC IN KONGARA KALAN (V), KONGARA KHURD OF IBRAIMPATNAM (M), R.R. DISTRICT.

**[Memo. No. 11062/I₁/2016-2, Municipal Administration and Urban Development (I₁),
24th March, 2017.]**

The following draft variation to the land use envisaged in the notified Metropolitan Development Plan - 2031 vide G.O.Ms.No.33, MA, dt : 24-01-2013, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.No. 300/2, situated at Kongara Kalan Village, Ibrahimpatanam Mandal, R.R. Dist. to an extent of Ac. 349-35 Gts, which is presently earmarked for Residential use zone (major part) and Central Square Zone (minor part) in the notified MDP 2031 vide G.O.Ms.No. 33, MA & UD, dated 24.01.2013 is now proposed to be designated as Manufacturing Use zone for establishment of rice hub project subject to following conditions:

- The applicant shall pay Development charges, publications charges to HMDA as per rules in force before issue of final orders.
- The applicant shall demolish the existing building falling in the set backs if any as per G.O.Ms.No. 168, MA&UD Dept., dt: 07-04-2012.

- (c) If the development charges are not paid within (30) days the orders of change of land Use will be withdrawn without any further notice.
- (d) The applicants/ owners shall handover the area affected under the notified roads to the local authority.
- (e) The TSIIC / owners shall develop the roads free of cost as may be required by the Local Authority.
- (f) The TSIIC shall obtain the building permission from the HMDA.
- (g) The Title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporation/ Municipalities before issue of Building Permission / Development permission and it must be ensured that the best financial interest of the Government are preserved..
- (h) The Change of land use shall not be used as the sole reason for obtaining exemption from the Provisions of ULC Act, 1976.
- (i) The above change of land use is subject to conditions that may be applicable under ULC Act and AP Agricultural Ceiling Act.
- (j) The owners / applicants are solely responsible for any mis-representation with regard to ownership / title, and ceiling clearance etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (k) The change of land use shall not be used as the proof of any title of the land..
- (l) The change of land use does not bar any public agency including HMDA/ Local Authority to acquire land for any public purpose as per law.
- (m) All the Master Plan roads passing within the layout should be kept open to provide access for neighboring lands.
- (n) The TSIIC shall provide 9.00 mts buffer zone all along the boundary to designate the manufacturing use zone to Residential use Zone, Central Square.
- (o) The TSIIC has to form the proposed 30.00 mts. approach road from the main road upto the site and maintain all the master plan roads as per the realignment.
- (p) To obtain the NOC from SEIAA at the time of layout approval.
- (q) The TSIIC has to full fill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Sy.Nos.347, 342, 300/4, 300/3, 338 of Kongara Kalan Village.

SOUTH : Sy.Nos. 298, 297, 287, 300/5, 280, 279, 276, 275, 274, 273, 270 of Kongara Kalan Village.

EAST : 2Sy.Nos.328, 337, 336, 335, 334, 301, 254, 255, 256, 259, 260, 261, 268, 269 & 300/1 of Kongara Kalan Village.

WEST : Sy.No.496 of Kongara Kalan, Khurd village & Sy.No. 84 of Ferozguda (V).

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN KOTHAGUDA (V), SERILINGAMPALLY (M), RANGA REDDY DISTRICT.

[Memo. No. 14381/I₁/2016-2, Municipal Administration and Urban Development (I₁), 25th March, 2017.]

The following draft variation to the land use envisaged in the Notified Master Plan Ramchandrapuram Segment, vide G.O.Ms.No.288, MA&UD, dt : 03-04-2008 and also in Notified Cyberabad Development Authority vide G.O.Ms.No.538, MA & UD Department, Dt: 29-10-2001 which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.Nos. 16 to 19 in Sy.No. 33/P & 26 of Kothaguda (V), Serilingampally (M), Ranga Reddy District to an extent of 3590.96 Sq.Mtrs, which is presently earmarked for Residential use zone in the Notified Master Plan Ramchandrapuram Segment, vide G.O.Ms.No. 288, MA & UD, dated 03.04.2008 and also in Notified Cyberabad Development Authority vide G.O.Ms.No. 538 MA & UD Department, Dt: 29.10.2001 is now proposed to be designated as Commercial use zone, subject to the following conditions:

- (a) The applicant shall pay the Development / Conversion charges an amount of to HMDA as per rules in force before issue of final orders.
- (b) The owner / applicant shall pay publication charges to HMDA as per rules in force.
- (c) The applicant shall comply with the conditions laid down in G.O.Ms.No. 168, MA, Dt. 07.04.2012.
- (d) The applicants shall submit NOC from the mortgager..
- (e) The applicant shall obtain prior permission from the local body before undertaking any developmental in the site under reference.
- (f) The owner / applicant are solely responsible for any mis-representation with regard to ownership / title, land ceiling clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (g) The applicant has to fulfill any other conditions as may be imposed by the competent authority.
- (h) Consideration of CLU doesn't confer title over the land.

SCHEDULE OF BOUNDARIES

NORTH : Existing 40'-00" wide Kacha Road and Sy.Nos. 26 & 330 of Kothaguda Village.

SOUTH : Plot Nos. 14, 15, 20 & 21 in Sy.Nos. 33, 26 & 27 of Kothaguda Village.

EAST : Existing 50'-00" wide BT Road and Sy.Nos. 26 of Kothaguda Village.

WEST : Existing 40'-00" wide Kacha Road and Sy.Nos. 33 of Kothaguda Village.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM OPEN SPACE USE ZONE TO RESIDENTIAL USE ZONE SITUATED AT ROAD NO. 14, BANJARA HILLS, HYDERABAD.

*[Memo. No. 21256/I₁/2012, Municipal Administration and Urban Development (I₁),
24th March, 2017.]*

The following draft variation to the land use envisaged in the Notified Revised Development Plan ((Master Plan) of Erstwhile MCH Area Circle.No.10 (Old Circle.No.5) which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Premises No. 8-2-311/C/1 situated at Road No. 14, Banjara Hills, Hyderabad to an extent of 693.04 Sq.Mtrs., which is presently earmarked for Open space zone in the Notified Revised Development Plan (Master plan) of Erstwhile MCH Area Circle.No.10 (Old Circle.No.5) is now proposed to be designated as Residential use zone, subject to the following conditions:

- (a) The applicant shall pay Conversion charges to HMDA as per rules in force before issue of final orders.
- (b) The owner / applicant shall pay publication charges & processing charges to HMDA as per rules in force, before issue of final orders.
- (c) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.

- (d) The owners/applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- (e) The owners/applicants shall develop the roads free of cost as may be required by the local authority.
- (f) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
- (g) The owners/applicants are solely responsible for any mis-representation with regard to ownership /title, U.L.C. clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use/relaxation proposed.
- (h) The change of land use shall not be used as the proof of any title to the land.
- (i) The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- (j) After demolition of the existing building clearances if any required from Urban land ceiling authorities shall be obtained before approaching the Municipal authorities for obtaining permission.

SCHEDULE OF BOUNDARIES

- NORTH** : Existing 40'-00" wide BT road which proposed as 80'-0" wide road in the master plan road No. 10 of Banjara Hills.
- SOUTH** : Existing Ground + 2 upper floors Residential building bearing premises No. 8-2-311/C/2 of Road No. 14 Banjara Hills.
- EAST** : Existing Ground + 2 upper floor Residential Building bearing premises No. 2-31/E/1 of Road.No. 14, Banjara Hills.
- WEST** : Existing 30'-0" wide B.T road is now proposed to 40'-0" wide in Master Plan.

NAVIN MITTAL,
Secretary to Government.

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